

SO ORDERED.



**TIFFANY & BOSCO**  
P.A.

Dated: June 08, 2010

**2525 EAST CAMELBACK ROAD**  
**SUITE 300**

**PHOENIX, ARIZONA 85016**

**TELEPHONE: (602) 255-6000**

**FACSIMILE: (602) 255-0192**

  
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**CHARLES G. CASE, II**  
U.S. Bankruptcy Judge

Mark S. Bosco  
State Bar No. 010167  
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State Bar No. 014228  
Attorneys for Movant

10-11503

**IN THE UNITED STATES BANKRUPTCY COURT**  
**FOR THE DISTRICT OF ARIZONA**

IN RE:

No. 2:10-bk-09750-CGC

Ronald I. Warner and Tiffany L. Coleman  
Debtors.

Chapter 7

ORDER

Central Mortgage Company  
Movant,

vs.

(Related to Docket #9)

Ronald I. Warner and Tiffany L. Coleman, Debtors,  
Dina Anderson, Trustee.

Respondents.

Movant's Motion for Relief from the Automatic Stay and Notice along with the form of proposed Order Lifting Stay, having been duly served upon Respondents, Respondents' counsel and Trustee, if any, and no objection having been received, and good cause appearing therefore,

IT IS HEREBY ORDERED that all stays and injunctions, including the automatic stays imposed

1 by U.S. Bankruptcy Code 362(a) are hereby vacated as to Movant with respect to that certain real  
2 property which is the subject of a Deed of Trust dated September 15, 2006 and recorded in the office of  
3 the Maricopa County Recorder wherein Central Mortgage Company is the current beneficiary and Ronald  
4 I. Warner and Tiffany L. Coleman have an interest in, further described as:

5 LOT 108, OF CAMELOT COUNTRY CLUB ESTATES UNIT 3A, ACCORDING TO THE  
6 PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA  
COUNTY, ARIZONA, RECORDED IN BOOK 164 OF MAPS, PAGE 42.

7 IT IS FURTHER ORDERED that Movant may contact the Debtor(s) by telephone or written  
8 correspondence regarding a potential Forbearance Agreement, Loan Modification, Refinance  
9 Agreement, or other Loan Workout/Loss Mitigation Agreement, and may enter into such agreement  
10 with Debtors. However, Movant may not enforce, or threaten to enforce, any personal liability against  
11 Debtors if Debtors' personal liability is discharged in this bankruptcy case.

12 IT IS FURTHER ORDERED that this Order shall remain in effect in any bankruptcy chapter  
13 to which the Debtor may convert.  
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